

**HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD
FULL BOARD SPECIAL MEETING
February 23, 2023
5:00 P.M.
Meeting Will Be Conducted Via Zoom**

AGENDA

PUBLIC PARTICIPATION

The public may observe and/or participate in this meeting in many ways.

OBSERVE:

• To observe, the public may view the televised video conference by viewing KTOP channel 10 on Xfinity (Comcast) or ATT Channel 99 and locating City of Oakland KTOP – Channel 10

• To observe the meeting by video conference, please click on the link below:
When: Feb 23, 2023 5:00 PM Pacific Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82870231411>

Or One tap mobile :

US: +16699009128,,82870231411# or +16694449171,,82870231411#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 669 444 9171 or +1 253 215 8782 or +1 346 248 7799 or +1 719 359 4580 or +1 253 205 0468 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 558 8656 or +1 646 931 3860 or +1 689 278 1000

Webinar ID: 828 7023 1411

International numbers available: <https://us02web.zoom.us/j/82870231411>

COMMENT:

There are two ways to submit public comments.

• To comment by Zoom video conference, click the “Raise Your Hand” button to request to speak when Public Comment is being taken on an eligible agenda item at the beginning of the meeting. You will be permitted to speak during your turn, allowed to comment, and after the allotted time, re-muted. Instructions on how to “Raise Your Hand” are available [here](#).

• To comment by phone, please call on one of the above listed phone numbers. You will be prompted to “Raise Your Hand” by pressing “*9” to speak when Public Comment is taken. You will be permitted to speak during your turn, allowed to comment, and after the allotted time, re-muted. Please unmute yourself by pressing “*6”.

If you have any questions, please email hearingsunit@oaklandca.gov.

HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD SPECIAL MEETING

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT
 - a. Comments on all agenda items will be taken at this time. Comments for items not on the agenda will be taken during open forum.
4. ELECTION OF OFFICERS
5. CONSENT ITEMS
 - a. Approval of Board Minutes, 2/9/2023 (pp. 4-5)
6. SCHEDULING AND REPORTS
 - a. Rent Registry Update (Rent Adjustment Program)
7. INFORMATION AND ANNOUNCEMENTS
 - a. Introduction of RAP's New Senior Hearing Officer
 - b. Pending Resolutions
 - c. Return to In-Person Meetings
 - d. Board Training Session— *Role of the Board & Role of Board Members as Public Officials –Quasi-Judicial, Policy, & Rule Making Responsibilities* (pp. 6-18)
8. PROPOSED REGULATIONS TO IMPLEMENT EFFICIENCY ORDINANCE, SEISMIC ORDINANCE, AND RENT REGISTRY ORDINANCE CHANGES (pp. 19-28)
9. OPEN FORUM
10. ADJOURNMENT

**Staff appeal summaries will be available on the Rent Adjustment Program's website and the City Clerk's office at least 48 hours prior to the meeting pursuant to O.M.C. 2.20.070.B and 2.20.090*

As a reminder, alternates in attendance (other than those replacing an absent board member) will not be able to take any action, such as with regard to the consent calendar.

Accessibility: Contact us to request disability-related accommodations, American Sign Language (ASL), Spanish, Cantonese, Mandarin, or another language interpreter at least five (5) business days before the event. Rent Adjustment Program (RAP) staff can be contacted via email at RAP@oaklandca.gov or via phone at (510) 238-3721. California relay service at 711 can also be used for disability-related accommodations.

Si desea solicitar adaptaciones relacionadas con discapacidades, o para pedir un intérprete de en Español, Cantones, Mandarín o de lenguaje de señas (ASL) por favor envíe un correo electrónico a RAP@oaklandca.gov o llame al (510) 238-3721 o 711 por lo menos cinco días hábiles antes de la reunión.

需要殘障輔助設施, 手語, 西班牙語, 粵語或國語翻譯服務, 請在會議前五個工作天電郵 RAP@oaklandca.gov 或致電 (510) 238-3721 或711 California relay service.

**HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD
FULL BOARD SPECIAL MEETING**

February 9, 2023

5:00 P.M.

VIA ZOOM CONFERENCE

OAKLAND, CA

MINUTES

1. CALL TO ORDER

The Board meeting was administered via Zoom by H. Grewal, Housing and Community Development Department. He explained the procedure for conducting the meeting. The HRRRB meeting was called to order by Chair Oshinuga at 5:00 p.m.

2. ROLL CALL

MEMBER	STATUS	PRESENT	ABSENT	EXCUSED
R. NICKENS, JR.	Tenant			X
Vacant	Tenant			
J. DEBOER	Tenant Alt.	X		
M. GOOLSBY	Tenant Alt.		X	
D. INGRAM	Undesignated			X
C. OSHINUGA	Undesignated	X		
E. TORRES	Undesignated	X		
Vacant	Undesignated Alt.			
Vacant	Undesignated Alt.			
T. WILLIAMS	Landlord	X		
Vacant	Landlord			
Vacant	Landlord Alt.			
K. SIMS	Landlord Alt.	X		

Staff Present

Braz Shabrell
Harman Grewal
Maimoona Ahmad
Briana Lawrence-McGowan
Mike Munson

Deputy City Attorney
Business Analyst III (HCD)
Acting Senior Hearing Officer (RAP)
Administrative Analyst II (RAP)
KTOP

3. PUBLIC COMMENT

- a. No members of the public spoke during public comment.

4. CONSENT ITEMS

- a. Renewal—Adoption of AB 361 Resolution & Approval of Board Minutes, 1/26/2023: Member T. Williams moved to renew the adoption of AB 361 resolution and to approve the Board Minutes from 1/26/2023. Member J. deBoer seconded the motion.

The Board voted as follows:

Aye: C. Oshinuga, E. Torres, T. Williams, K. Sims, J. deBoer
Nay: None
Abstain: None

The motion and minutes were approved.

5. APPEALS*

- a. T22-0078, Bolanos v. Wu

Chair Oshinuga announced that this appeal hearing has been postponed.

6. INFORMATION AND ANNOUNCEMENTS

- a. None

7. SCHEDULING AND REPORTS

- a. Return to In-Person Meetings: Staff announced that the Board will be returning to in-person meetings beginning March 1, 2023.

8. OPEN FORUM

- a. James Vann from the Oakland Tenant’s Union spoke and asked about the Efficiency Ordinance, and whether or not the Board intends to implement it.

9. ADJOURNMENT

- a. The meeting was adjourned at 5:19 p.m.

Role of the Board and Role of Board Members as Public Officials: Quasi- Judicial, Policy, and Rule Making Responsibilities

- Training for Housing, Residential Rent and Relocation Board
- February 23, 2023
- Kent Qian, Oakland City Attorney's Office

I. Role of HRRRB Board Members as Public Officials

Board Members, as public officials, must adhere to various ethics requirements.

- City Board members are public officials & public servants
- Subject to various California and Oakland ethics laws, such as required filing of Statements of Economic Interest (Form 700)
- Oakland's Government Ethics Act (GEA) – All public servants required to file Form 700 must receive a **training on government ethics laws** no less than *every two years* – facilitated by Public Ethics Commission
 - *Available via video link on PEC website*

Public Ethics Trainings & Resources

- [Board & Commission Member Essentials](#)
 - Includes: 1. 10 minute video introduction to Oakland's Government Ethics Act;
 - 2. Mandatory 1 hour training for all Form 700 filers
- [Handbook for Board & Commission Members](#)

Board authority & duties belong to the Board as a whole

- Individual Board members lack authority to exercise Board powers, except when designated by the body to perform certain tasks
- Board actions are conducted in public view, per the Brown Act

Take-away: Expression of personal views or recommendations – members should make clear that they are not speaking for the Board and that their expression is their own

Distinguishing Board Member role or personal roles

- Board member position is for the performance of official duties on behalf of the City
- Board position or authority may not be used for private advantage or benefit of self or other
 - *GEA, OMC Sect. 2.25.060.B*
- Board member may not in their official role use City resources, including staff time, for personal or non-City purposes

Take-aways: 1. Clearly indicate that personal expressions are not authorized by the Board;
2. Do not use Board access to staff for personal purposes & clearly indicate such contact is being made in your personal capacity.

II. Role of the Board (HRRRB)

#1 - Quasi-Judicial

- A. Appeals of Rent Adjustment Program (RAP) decisions on Rent Adjustment Ordinance petitions
- B. Other less common types of appeals

A. Appeals of RAP decision on Rent Ordinance petitions

- 1. Tenant petitions
 - Challenge rent increases
 - Service decrease or City citation for serious violations
 - Failure to reduce rent following expiration of capital improvements amortization (or failure to pay interest due on such overcharges)
 - Owner has received reimbursement for capital improvement without proration/refund of rent increase
 - Challenge exemption
- 2. Owner petitions
 - Imposition of any type of rent increase other than CPI or Banking
 - Certificate of Exemption

B. Other appeals

- 1. Appeals of **RAP decisions authorized by Just Cause for Eviction Ordinance & Regulations:**
 - a. Owner challenge Tenant Protected Status
(Owner-Move-In Evictions (OMI); occurs only if both parties agree to use RAP to address the dispute)
 - b. Owner requests ability to do subsequent OMI in different unit on basis of disability or similar hardship
 - c. Owner petitions to Request More than 3 Months for Repairs (Evictions for Repairs or to Bring Unit into Compliance)
- 2. Appeals of **City determinations of relocation payment eligibility or amount for Code Compliance Relocation Program**

#2 – Policy & Rulemaking

- A. Policy-type duties and functions
- B. Rulemaking – development and adoption of regulations for ordinances

A. Policy duties & functions

- **1. Reports**
 - When required by the City Council
(Oakland Municipal Code (OMC) Section 8.22.040.D.3)
- **2. Recommendations**
 - To the City Council or appropriate City Council committee pertaining to Chapter 8.22 or City housing policy
(OMC Section 8.22.040.D.4)

B. Rulemaking

- 1. **Rent Adjustment** Ordinance
 - Are subject to City Council approval
- 2. **Just Cause for Eviction** Ordinance
- 3. Terminating Tenancy to Withdraw Residential Rental Units from the Rental Market (“**Ellis** ordinance”)
- 4. **Tenant Protection** Ordinance
 - When prescribed by City Council, City Admin. may issue interim regulations
- 5. **Tenant Move Out Agreement** Ordinance

Proposed Amendments to the Rent Adjustment Regulations. (additions are shown as double underline and deletions are shown as ~~striketrough~~):

8.22.090 PETITION AND RESPONSE FILING PROCEDURES.

A. Filing Deadlines

In order for a document to meet the filing deadlines prescribed by OMC Chapter 8.22.090, documents must be received by the Rent Adjustment Program offices no later than 5 PM on the date the document is due. A postmark is not sufficient to meet the requirements of OMC Chapter 8.22.090. Additional Regulations regarding electronic and facsimile filing will be developed when these filing methods become available at the Rent Adjustment Program.

B. Tenant Petition and Response Requirements

1. A Tenant petition or response to an Owner petition is not considered filed until the following has been submitted:

a. Evidence that the Tenant is current on his or her Rent or is lawfully withholding Rent. For purposes of filing a petition or response, a statement under oath that a Tenant is current in his or her Rent or is lawfully withholding Rent is sufficient, but is subject to challenge at the hearing;

b. A substantially completed petition or response on the form prescribed by the Rent Adjustment Program, signed under oath; and

c. For Decreased Housing Services claims, organized documentation clearly showing the Housing Service decreases claimed and the claimed value of the services, and detailing the calculations to which the documentation pertains. Copies of documents should be submitted rather than originals. All documents submitted to the Rent Adjustment Program become permanent additions to the file.

d. Proof of service by first-class mail or in person of the tenant petition or response and any supporting documents on the owner.

2. Subtenant petitions described by Regulation 8.22.025 and Primary Tenant responses to them are subject to the tenant petition and response requirements in this section.

C. Owner Petition and Response Requirements

1. An Owner's petition or response to a petition is not considered filed until the following has been submitted:

a. Evidence that the Owner has paid his or her City of Oakland Business License Tax;

b. Evidence that the Owner has paid his or her Rent Program Service Fee;

c.

i. Evidence that the Owner has provided written notice, to all Tenants affected by the petition or response, of the existence and scope of the Rent Adjustment Program as required by OMC 8.22.060. For purposes of filing a petition or response, a statement that the Owner has provided the required notices is sufficient, but is subject to challenge at the hearing;

ii. After July 1, 2023, evidence of registration with the Rent Adjustment Program as required by O.M.C. 8.22.510 for each affected covered unit in the building prior to the petition or response being filed;

d. A substantially completed petition or response on the form prescribed by the Rent Adjustment Program, signed under oath;

e. Organized documentation clearly showing the Rent increase justification and detailing the calculations to which the documentation pertains. Copies of documents should be submitted rather than originals. All documents submitted to the Rent Adjustment Program become permanent additions to the file; and

f. Proof of service by first-class mail or in person of the owner petition or response and any supporting documents on the tenants of all units affected by the petition. Supporting documents that exceed twenty-five (25) pages are exempt from the service requirement, provided that: (1) the owner petition form must be served by first-class mail or in person; (2) the petition or attachment to the petition must indicate that additional documents are or will be available at the Rent Adjustment Program; and (3) the owner must provide a paper copy of supporting documents to the tenant or the tenant's representative within ten (10) days if a tenant requests a paper copy in the tenant's response.

2. Primary tenant responses to subtenant petitions described by Regulation 8.22.025 are not subject to the Owner response requirements in this section.

D. Time of Hearing and Decision

1. The time frames for hearings and decisions set out below are repeated from OMC 8.22.110 D.

2. The Hearing Officer shall have the goal of hearing the matter within sixty (60) days of the original petition's filing date.

3. The Hearing Officer shall have a goal of rendering a decision within sixty (60) days after the conclusion of the hearing or the close of the record, whichever is later.

E. Designation of Representative

Parties have the right to be represented by the person of their choice. A Representative does not have to be a licensed attorney. Representatives must be designated in writing by the party. Notices and correspondence from the Rent Adjustment Program will be sent to representatives as well as parties so long as a written Designation of Representative has been received by the Rent Adjustment Program at least ten (10) days prior to the mailing of the notice or

correspondence. Parties are encouraged to designate their representatives at the time of filing their petition or response whenever possible.

8.22.120 APPEALS.

A. Statement of Grounds for Appeal and Supporting Documentation

1. A party who appeals a decision of a Hearing Officer or administrative decision must clearly state the grounds for the appeal on the appeal form or an attachment. The grounds for appeal must be stated sufficiently clearly for the responding party, and the Board to reasonably determine the basis for the appeal so that the responding party can adequately respond and the Board can adequately adjudicate the appeal.
2. A party who files an appeal must file any supporting argument and documentation and serve it on the opposing party within fifteen (15) days of filing the appeal along with a proof of service on the opposition party.
3. A party responding to an appeal must file any response to the appeal and any supporting documentation and serve it on the opposing party within fifteen (15) days of the service of the supporting documentation along with a proof of service on the opposing party.
4. Any argument and supporting documentation may not be any more than twenty-five (25) pages. Arguments must be legible and double-spaced if typed. Any submissions not conforming to these requirements may be rejected by Staff. Staff may limit the pages for argument and supporting documentation submitted in consolidated cases.
5. Staff, in its discretion, may modify or waive the above requirements for good cause. The good cause must be provided in writing by the party seeking a waiver or modification.

B. Grounds for Appeal

The grounds on which a party may appeal a decision of a Hearing Officer include, but are not limited to, the following:

1. The decision is inconsistent with OMC Chapter 8.22, the Regulations, or prior decisions of the Board;
2. The decision is inconsistent with decisions issued by other Hearing Officers;
3. The decision raises a new policy issue that has not previously been decided by the Board;
4. The decision violates federal, state, or local law;
5. The decision is not supported by substantial evidence. Where a party claims the decision is not supported by substantial evidence, the party making this claim has the burden to ensure that sufficient record is before the Board to enable the Board to evaluate the party's claim;
6. The Hearing Officer made a procedural error that denied the party sufficient opportunity to adequately present his or her claim or to respond to the opposing party; or

7. The decision denies the Owner a fair return.

a. This appeal ground may only be used by an Owner when his or her underlying petition for approval of a rent increase was based on a fair return claim.

b. Where an Owner claims the decision denies a fair return, the Owner must specifically state on the appeal form the basis for the claim, including any calculations, and the legal basis for the claim.

C. Postponements

1. The Board or Staff may grant a postponement of the appeal hearing only for good cause shown and in the interests of justice. A party may be granted only one postponement for good cause, unless the party shows extraordinary circumstances.

2. "Good cause" shall include but is not limited to:

a. Verified illness of a party an attorney or other authorized representative of a party or material witness of the party;

b. Verified travel plans scheduled before the receipt of notice of hearing;

c. Any other reason that makes it impractical to appear at the scheduled date due to unforeseen circumstances or verified prearranged plans that cannot be changed. Mere inconvenience or difficulty in appearing shall not constitute "good cause".

3. A request for a postponement of an appeal hearing must be made in writing at the earliest date possible after receipt of the notice of appeal hearing with supporting documentation attached.

4. Parties may mutually agree to a postponement at any time. When the parties have agreed to a postponement, the Rent Adjustment Program office must be notified in writing at the earliest date possible prior to the date for the appeal hearing.

D. Procedures at Appeal Hearings

1. It is the Board's or Appeal Panel's goal to hear three (3) appeals per meeting.

2. Unless the Board or Appeal Panel votes otherwise, each party will have ~~fifteen (15)~~ six (6) minutes to present argument on or in opposition to the appeal. This time includes opening argument and any response.

3. Whenever the Board or Appeal Panel considers an appeal at more than one meeting, any Board member not present at a prior hearing must listen to a tape of the prior hearing in order to participate at a subsequent hearing.

4. Only those grounds presented in the written appeal may be argued before the Board or the Appeal Panel.

E. Record Of Proceedings

1. All proceedings before the Rent Board shall be recorded by tape or other mechanical means. A party may order a duplicate or transcript of the tape recording of any appeal hearing provided that the party ordering the duplicate or transcript pays for the expense of duplicating or transcribing the tape.
2. Any party desiring to employ a court reporter to create a record of a proceeding, except a mediation session, is free to do so at their own expense, provided that the opportunity to obtain copies of any transcript are offered to the Rent Adjustment Program and to the opposing party.

F. Evidentiary Hearings

1. As a general rule, the Board and Appeal Panels should not conduct evidentiary hearings. When the Board or Appeal Panel determines that additional evidence or reconsideration of evidence is necessary, the Board or Appeal Panel should remand the matter back to a Hearing Officer for consideration of evidence.
2. The Board or Appeal Panel should only consider evidence when the evidence is limited in scope and resolution of the matter is more efficient than having it remanded to a Hearing Officer for consideration of the evidence.
3. In order for new evidence to be considered, the party offering the new evidence must show that the new evidence could not have been available at the Hearing Officer proceedings.
4. If the Board or Appeal Panel deems an evidentiary hearing necessary, the appeal will be continued and the Board will issue a written order setting forth the issues on which the parties may present evidence.
5. The parties must file any new documentary evidence with the Board or Appeal Panel and also serve it the opposing party not more than ten (10) days after notice is given that a date has been set for the evidentiary appeal hearing.
 - a. Parties must also file with the Rent Program proofs of service of the evidence on the opposing party.
 - b. Failure to file the evidence and the proofs of service may result in the evidence not being considered by the Board or Appeal Panel.
6. When the Board or Appeal Panel conducts an evidentiary hearing, the same rules will apply as to hearings before Hearing Officers.

G. Appeal Decisions

1. **Vote Required.** Provided a quorum of the Board is present, or all three Appeal Panel members if a matter is being heard by an Appeal Panel, a majority vote of the Board members present is required to overturn or modify a Hearing Officer's decision. A tie vote upholds the Hearing Officer's decision. If no Board member makes a motion to uphold, reverse, or modify the

Hearing Officer's decision on appeal or no motion receives a second, the appeal is deemed denied without comment.

2. Vote at Close of Appeal Hearing. Unless the Board or Appeal Panel votes otherwise, it shall vote on each appeal at the close of the appeal. The motion should include the reasons for the decisions so that the reasons can be set forth in a written decision.

a. Form of Decision. An appeal decision must be in writing and include findings and conclusions.

b. Time for Written Decision. The Board has the goal of issuing a written decision within thirty (30) days of the close of the appeal hearing.

c. Final decision.

i. Written appeal decisions are drafted by Staff, reviewed by the City Attorney, signed by staff as the Board's designee, and served on the parties.

ii. In any individual matter, however, the Board or Appeal Panel may vote to require that a decision first come to the full Board or full Appeal Panel or to the Board or Appeal Panel Chair for final approval and signature of that Chair. A decision is not final until signed by Staff or the Board or Appeal Panel Chair and served on the parties.

d. In its decision, the Board is authorized to designate a schedule for refunds or repayments consistent with Reg. 8.22.110 F.4 in cases where its decision results in under- or over-payments by a party; alternatively, the Board may remand to the Hearing Officer for purposes of devising a refund or repayment plan.

e. Staff shall serve decisions on the parties.

H. Dismissal of Appeal

1. Untimely appeal filing.

a. Staff may dismiss an appeal that is not timely filed.

b. Within ten (10) days following Staff's notice of the dismissal, the party filing the late appeal may submit a written statement explaining any good cause for the late filing.

c. If the good cause appears within the guidelines for acceptable good cause set out in Rent Board decisions, Staff may reinstate the appeal or set a hearing before the Board on whether there is good cause for the late appeal.

d. If the good cause does not appear within the acceptable good cause parameters, Staff may reject the good cause and affirm the appeal dismissal.

2. Failing to adequately state grounds for appeal.

a. If Staff determines that an appeal fails to adequately state the grounds for appeal,

Staff will send a deficiency notice to the appellant notifying the appellant of the deficiency and giving the appellant ten (10) days to correct the deficiency.

b. If the appellant fails to respond to the deficiency notice or fails to correct the deficiency in the response, Staff may dismiss the appeal, or ask the Rent Board to determine the adequacy of the appeal.

I. Failure to Appear

1. Appellant. If an appellant fails to appear at an appeal hearing, the Board or Appeal Panel ~~will~~ may either (1) decide the appeal as submitted on the papers, or (2) consider the appeal dropped and will issue a decision dismissing the appeal, subject to the appellant showing good cause for the failure to appear.

a. Any excuse for failing to appear, along with supporting documentation, must be submitted to Staff with ten (10) days of the date of the service of the appeal decision.

b. Staff will, in the first instance determine if the excuse represents a prima facie case of good cause based on the standards for failing to appear at a hearing and any Board decisions interpreting good cause for failure to appear.

c. If a prima facie case of good cause is shown, Staff will schedule an appeal hearing on whether the Board or Appeal Panel accepts the good cause.

2. Responding party. If the responding party fails to appear, the Board or Appeal Panel must still hear and decide the appeal.

Appendix A

Exhibit 1

Amortization

Schedule

<u>IMPROVEMENT</u>	<u>YEARS</u>	<u>IMPROVEMENT</u>	<u>YEARS</u>
<u>Air Conditioners</u>	10	<u>Heating</u>	
<u>Appliances</u>		Central	10
Refrigerator	5	Gas	10
Stove	5	Electric	10
Garbage Disposal	5	Solar	10
Water Heater	5	<u>Insulation</u>	10
Dishwasher	5	<u>Landscaping</u>	
Microwave Oven	5	Planting	10
Washer/Dryer	5	Sprinklers	10
Fans	5	Tree Replacement	10
<u>Cabinets</u>	10	<u>Lighting</u>	
<u>Carpentry</u>	10	Interior	10
<u>Counters</u>	10	Exterior	10
<u>Doors</u>	10	<u>Locks</u>	5
Knobs	5	<u>Mailboxes</u>	10
Screen Doors	5	<u>Meters</u>	10
<u>Earthquake Expenses</u>		<u>Plumbing</u>	
Architectural and Engineering Fees	5	Fixtures	10

Emergency Services		Pipe Replacement	10
Clean Up	5	Re-Pipe Entire Building	20
Fencing and Security	5	Shower Doors	5
Management	5	<u>Painting</u>	
Tenant Assistance	5	Interior	5
<u>Structural Repair and Retrofitting</u>		Exterior	5
Foundation Repair	10	<u>Paving</u>	
Foundation Replacement	20	Asphalt	10
Foundation Bolting	20	Cement	10
Iron or Steel Work	20	Decking	10
Masonry-Chimney Repair	20	<u>Plastering</u>	10
Shear Wall Installation	10	<u>Pumps</u>	
<u>Mandatory Seismic Retrofit</u>	<u>25</u>	Sump	10
<u>Electrical Wiring</u>	10	<u>Railing</u>	10
<u>Elevator</u>	20	<u>Roofing</u>	
<u>Fencing and Security</u>		Shingle/Asphalt	10
Chain	10	Built-Up, Tar, and Gravel	10
Block	10	Tile and Linoleum	10
Wood	10	Gutters/Downspouts	10
<u>Fire Alarm System</u>	10	<u>Security</u>	
<u>Fire Sprinkler System</u>	20	Entry Telephone Intercom	10
<u>Fire Escape</u>	10	Gates/Doors	10
<u>Flooring/Floor Covering</u>		Fencing	10

Hardwood	10	Alarms	10
Tile and Linoleum	5	<u>Sidewalks/Walkways</u>	10
Carpet	5	<u>Stairs</u>	10
Carpet Pad	5	<u>Stucco</u>	10
Subfloor	10	<u>Tilework</u>	10
<u>Fumigation</u>		<u>Wallpaper</u>	5
Tenting	5	<u>Window Coverings</u>	
<u>Furniture</u>	5	Drapes	5
<u>Automatic Garage Door Openers</u>	10	Shades	5
<u>Gates</u>		Screens	5
Chain Link	10	Awnings	5
Wrought Iron	10	Blinds/Miniblinds	5
Wood	10	Shutters	5
<u>Glass</u>			
Windows	5		
Doors	5		
Mirrors	5		